#### DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 1, 2006			ITEM NO
Case Number/ Project Name	117-DR-2005 7150 East Main Street Add	dition	
LOCATION	7152 E Main Street, west of	Scottsdale Road	
REQUEST	Request approval of a site plan and elevations for an addition to an existing commercial structure Downtown.		
OWNER	Orovan Family Trust 602-266-0550	Engineer	Gervasio & Associates Inc 602-285-1720
ARCHITECT/ DESIGNER	Doug Sydnor Architects and Associates, Inc 480-423-1800	Applicant/ Coordinator	Doug Sydnor Doug Sydnor Architects and Associates, Inc 480-423-1800
BACKGROUND	Zoning.		

#### Zoning.

The site is zoned R-5 DO (Multi-family Residential) District in the Downtown Overlay. Although the R-5 District provides for only residential use, the DO provides for commercial use of the site as proposed for retail shops and galleries. Provisions of the Downtown Urban Design and Architectural Guidelines and Specialty/ Retail District (West Main Street) Design Guidelines have been incorporated into the building design and site improvement.

#### Context.

The site is located in the Old Town area of the City, along W. Main Street between Scottsdale Road and Goldwater Boulevard, just east of Marshall Way.

#### **Adjacent Uses:**

- North: A 14-foot wide rear alley and the rear of shops and galleries situated along E. 1<sup>st</sup> Avenue with R-5 DO District zoning.
- South: Main Street and other shops and galleries situated to the south side of the street with R-5 DO zoning.
- Shops and galleries situated along the north side of the Main East: Street with R-5 DO zoning.
- West: Adjoining shops and galleries on the south side of Main Street with R-5 DO zoning.

#### APPLICANT'S PROPOSAL

#### **Applicant's Request.**

The request is an approval of a site plan and elevations for a small addition to the street frontage side of the existing art gallery on the property. The existing structure will remain unchanged with the exception of the expansion at the street

side of the building. Site improvements will include modification to the front pedestrian space and sidewalk, which included colored and exposed aggregate concrete, landscape planters, benches, and an extended canopy.

#### **Development Information:**

• Existing Use: Existing art gallery

• Proposed Use: Addition to the street side of the building

with modifications to the adjoining sidewalk

and landscape area

• Parcel Size: 5,760 square feet (0.13 acres)

• Building Size: 7,700 square feet plus proposed 630 square

foot addition

Building Height Allowed: 26 feet
Building Height Proposed: 16 feet
Parking Required: None

Parking Provided: No onsite parking provided

Open Space Required: 567 square feetOpen Space Provided: 1,395 square feet

• FAR: 1.3

DISCUSSION

The addition extends outward 18 feet from the existing face of the building, which is 30 feet from the face of curb. The new addition will place the building at 12 feet from the back of curb. In addition, a new canopy will extend 8 feet from the face of the addition toward the street. The proposal includes a 5-foot setback from the east and west property lines that will provide a stepped or angled affect, reduce impact upon adjoining galleries, and provide a pedestrian sidewalk.

The addition contains a new "butterfly" style "copper" colored standing seam metal roof to cover the addition and continue outward past the face of the building to provide the canopy, supported by two "Ashford" sandstone veneer columns with acid treated horizontal steel beams. The front of the gallery contains a clear glass storefront with anodized frames. The side walls of the addition are proposed to have "Ashford" sandstone veneer with storefront display window and pre-weathered copper metal fascia parapet roof.

Part of the original layout and design of the shops along the north side of Main Street was to provide a building setback to create an open space amenity at the front of the businesses. This amenity space within the setbacks of the shops has been developed with a mixture of concrete, decomposed granite, and landscaping along with some outdoor art displays and water features Pedestrian ways are available but are narrowed in some areas by various infrastructure and improvements such as lampposts, benches and theme trees and landscaping. A continuous 8-foot wide sidewalk is desirable through the area, however it may not be feasible without the removal of some of the improvements that shape the character of Main Street. Staff feels that as long as approximately 6 feet of sidewalk is provided overall along the site's street frontage and the east and west property line. The overall purpose of providing interesting pedestrian ways and

pedestrian spaces is met. The architectural style of the building is modern and less traditional than the style of other shops and galleries along the street, but is appropriate and within the character of the area.

The applicant contacted neighboring lands owners situated within 300 feet of the site. One neighbor submitted a letter expressing concern that the improvement may decrease the visibility of adjoining galleries, which are maintaining the original building setbacks. The applicant has replied that the addition contains a 5 foot setback from the property line that allows access, open area and light to abutting galleries and will not adversely impact uses. The Main Street Gallery Association has reviewed the application. The city has not received any public comments on this project.

**KEY ISSUES** 

- The existing setback of adjacent galleries and shops is about 30 feet, while the new addition will extend to approximately 12 feet from back of curb.
- The addition is proposed to be set back 5 feet from side property lines to provide access, open space and light to adjoining galleries, staff has stipulated a 6-foot setback for pedestrian access.
- An extension of the roof of the gallery addition provides a canopy covering the sidewalk and pedestrian amenity space.
- The addition contains a more modern and less traditional style than some other local galleries, but is still acceptable within the overall character of the area.
- A modified pedestrian space contains new colored and exposed aggregate concrete finish covered sidewalk, plus landscape area with planters and a bench.

STAFF RECOMMENDATION Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Dan Symer Senior Planner

Phone: 480-31/2-4218

E-mail: dsymer@ScottsdaleAZ.gov

**APPROVED BY** 

an Symer Report Author

Lusia Galav, AICP

Current Planning Director Phone: 480-312-2506

E-mail: lgalav@scottsdaleAZ.gov

**ATTACHMENTS** 

- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Aerial Close-Up
- 3. Zoning Map
- 4. Colored Site/Floor/Landscape and Elevations
- 5. Photo Collage
- 6. Perspective
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



## **Project Narrative**

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: <u>December 16</u> , 2005	. Project No.: 391 - PA - 2005		
Coordinator: <u>Don Hadder</u>	Case No.:		
Project Name: 7150 East Main Street Add	lition		
Project Location: 7150 East Main Stree	et, Scottsdale, Arizona 85251		
Property Details:			
☐ Single-Family Residentail ☐ Multi-Family I			
Current Zoning: R-5 DO	Proposed Zoning: no change		
Number of Buildings: one	Parcel Size: gross .17acres; net.13 acres		
	Floor Area Ratio/Density: 134%/NA		
Parking Required: 20 spaces	Parking Provided: 3 spaces off-site		
Setbacks: N- 15 ft. +/- S-3 ft.			
required 0 ft. 12' planned Description of Request:			
Approve a 630 sq. ft. commercial add			
Internal use to include a retail ga	allery. New one-story addition with		
glazed frontwith floating butterfly roof overhang/roof above. Signage			
at covered walkway and adjacent to the entry doors. New site improve-			
ments including concrete walks, con-			
preservation of an existing Palm Tree. Arcade respects the downtown			
covered walkway standards. Addition will reidentify the property on			
Main Street, an active pedestrian-oriented commercial district, and			
reflect a major visual upgrade from	the existing conditions. Height		
matches the existing parapet height	and respects the lower scaled		
adjacent structures. Materials incl			
clear glass with clear anodized alu			
windows with an acid/sealer treatme			
	, and exposed steel beams/columns wit		
an acid sealer treatment. No change			
structure to the north on the exist			
	117-DR-2005 12/27/2005		

Planning and Devolution Separtment

7447 E Indian School Road, Suite 105, Sci

Attachment 1

»: 480-312-7000 • Fax: 480-312-7088



7150 East Main Street Addition

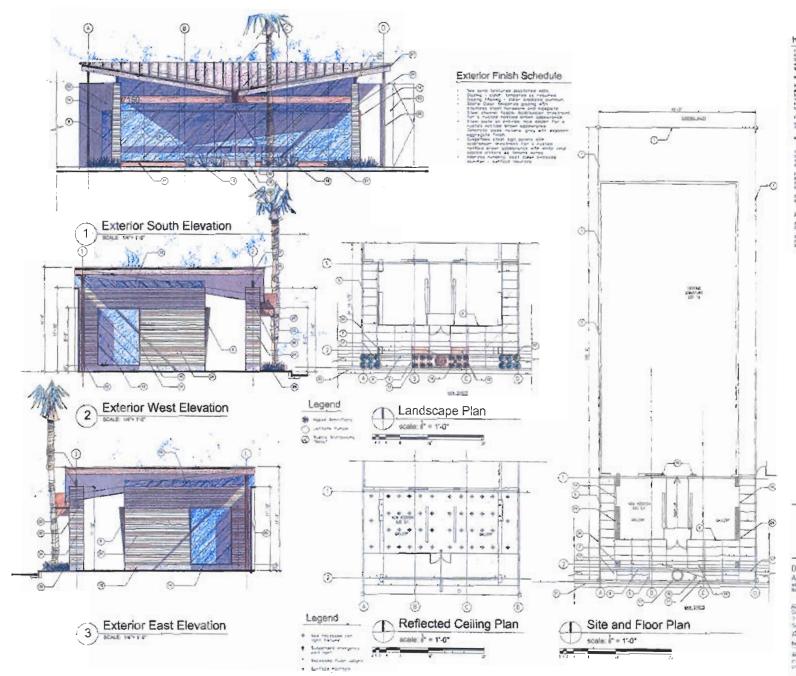
117-DR-2005



7150 East Main Street Addition

117-DR-2005

### **Zoning Map** C-2 DO D/OC-1 DO D/OC-2 DO D/RS-1 DO E 1ST AV D/RS-1 DO C-2 HP DO D/OC-1 DO C-2 DO D/RS-1 DO D/RS-1 DO E MAIN ST D/RS-1 DO C-2 HP DO 117-DR-2005 D/OC-2 DO D/OC-2 DO D/RS-1 DO **ATTACHMENT #3**

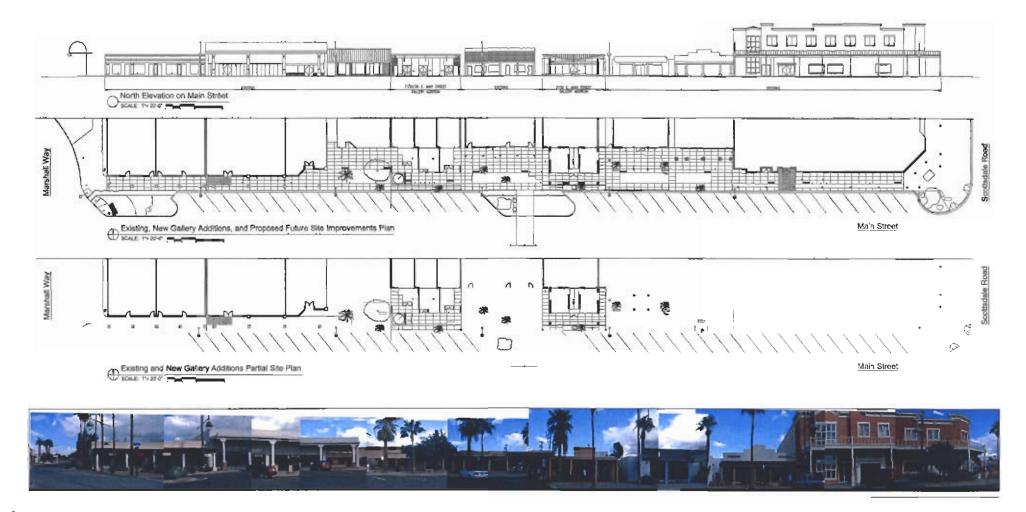


#### Key notes

117-DR-2006 REV: 3/13/2006

DOUGLAS SYDNOR ARCHITECT AND ASSOCIATES, INC. 104 Sept. Die Geste Plaza Sade 181 Sept. Sep

Pages Camery Addition 7:50 Cost Woln Event Scattedow, Argona Place, Site, RCP, Landescoe Place, Exterior Flavorions A ...



Existing North Side Main Street Photo Collago

117-DR-2006 REV: 3/13/2006 DOUGLAS SYDNOR ARCHITECT AND ASSOCIATES, INC. 408 Serth Dels Denier Vines Bulls 151, Sentantale. Arguma 1930() 405 421 1000 Fp. 401 421 5320

Freien Collect Additions 7130/7130 Foot Main Street Scottsdale, Articona 245 ft. Press Sector Main Street 2004-6 Park 285 (2-05-63-13-0) Foot Sector Main Sector Sector Sector Sector Sector Sector Sector Sector Sector Sec



CHARACTER SKETCH with Context Gallery Addition 7n50 East Main Sheet Soxtsdale, Arizona

Bougler Sydner Architect and Associates, Inc. Arch. File #: 7509-59. Blay 11, 2005

<u>117</u> DR <u>2005</u> DATE: <u>4/7/06</u>

## Gallery Addition 7150 East Main Street Scottsdale, AZ

#### FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

$\boxtimes$	1.	PREMISES INDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.	□ 11.	BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE
□ 2.	2.	FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY		REVISED CODE.
		ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.	□ 12.	PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
			_	
	2	IT IS THE DEVELOPERS RESPONSIBILITY TO	∐ 13.	SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIREDHYDRANTS INSTALLED &
	J.	DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.		OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF AT GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR
	4.	SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.	□ 14.	PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S)
	5.	PROVIDE A KNOX ACCESS SYSTEM:  ☑ A. KNOX BOX  ☐ B. PADLOCK	☐ 15.	EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS
		C. KNOX OVERRIDE & PRE-EMPTION STROBE     SWITCH FOR AUTOMATIC GATES.	□ 16.	SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES,
	6.	INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM		CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
		CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.	□ 17.	FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
	7.	SUBMIT PLANS FOR A CLASS FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.	□ 18.	FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER
	8.	PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED. (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)		ORDINANCE AND/OR AT AN APPROVED LOCATION.  MINIMUM SIZE 2-1/2 x 2-1/2 x (NSHT)  4' TO 8' BACK OF CURB; INDEP. WET LINE.
□ 9.	9.	ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.		WALL MOUNTED - 15' CLEAR OF OPENINGS.  ADEQUATE CLEARANCE SHALL BE PROVIDED
				AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN
	10.	BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.		FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

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20.		SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
	A.	MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
	В.	MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
	C.	NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
	D.	THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
	E.	SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
	F.	THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

# Stipulations for Case: 7150 East Main Street Addition Case 117-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

#### **PLANNING**

#### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

- Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Doug Sydnor Architect and Associates, Inc. with a date provided on the plans of 3/13/06
  - b. The location and configuration of all site, and landscaping improvements shall be constructed to be consistent with the site plan submitted by Doug Sydnor Architect and Associates, Inc. with a date provided on the plans of 3/13/06

#### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

- 2. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
- 3. All exterior conduit and raceways shall be painted to match the building.
- 4. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
- 5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.

#### **SITE DESIGN:**

#### **DRB Stipulations**

- 6. A minimum of 6-foot clear sidewalk shall be provided on the east and west side of the proposed addition.
- 7. A minimum of 6-foot clear sidewalk shall be provided between the curb and the front of the proposed addition.

#### **Ordinance**

A. The building shall be setback 16'-0" from the face of the curb.

#### **EXTERIOR LIGHTING DESIGN:**

#### **DRB Stipulations**

8. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.

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- 9. The individual luminaire lamp shall not exceed 250 watts.
- 10. All exterior light fixture shall be incandescent, halogen incandescent, or compact fluorescent.
- 11. Incorporate into the project's design, the following:

**Building Mounted Lighting:** 

- a. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- b. The maintained average horizontal illuminance at grade at the storefront entries including any spill light from store interior shall not exceed the maintained average horizontal illuminance level at grade of (2) foot-candles. The maintained maximum horizontal illuminance level at grade along the storefront entries shall not exceed fifteen (8) foot-candles.

#### **ADDITIONAL PLANNING ITEMS:**

#### **DRB Stipulations**

- 12. No exterior vending or display shall be allowed.
- 13. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 14. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

#### **ENGINEERING**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the <u>Scottsdale Revised Code</u> and the <u>Design Standards and</u> Policies Manual.

#### **CIRCULATION:**

#### **Ordinance**

#### **EASEMENTS AND DEDICATIONS**

EASEMENT / DEDICATION	DESCRIPTION
10 foot alley right-of-way	The total half alley right-of-way shall equal 10 feet

Note: 6 foot sidewalk is required on the frontage of this project.

#### **REFUSE:**

#### **DRB Stipulations**

15. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the <u>City of Scottsdale Supplements to MAG Standards</u>, standard detail #2146-1.